



Demographic Trends and Housing in the Twin Cities Area

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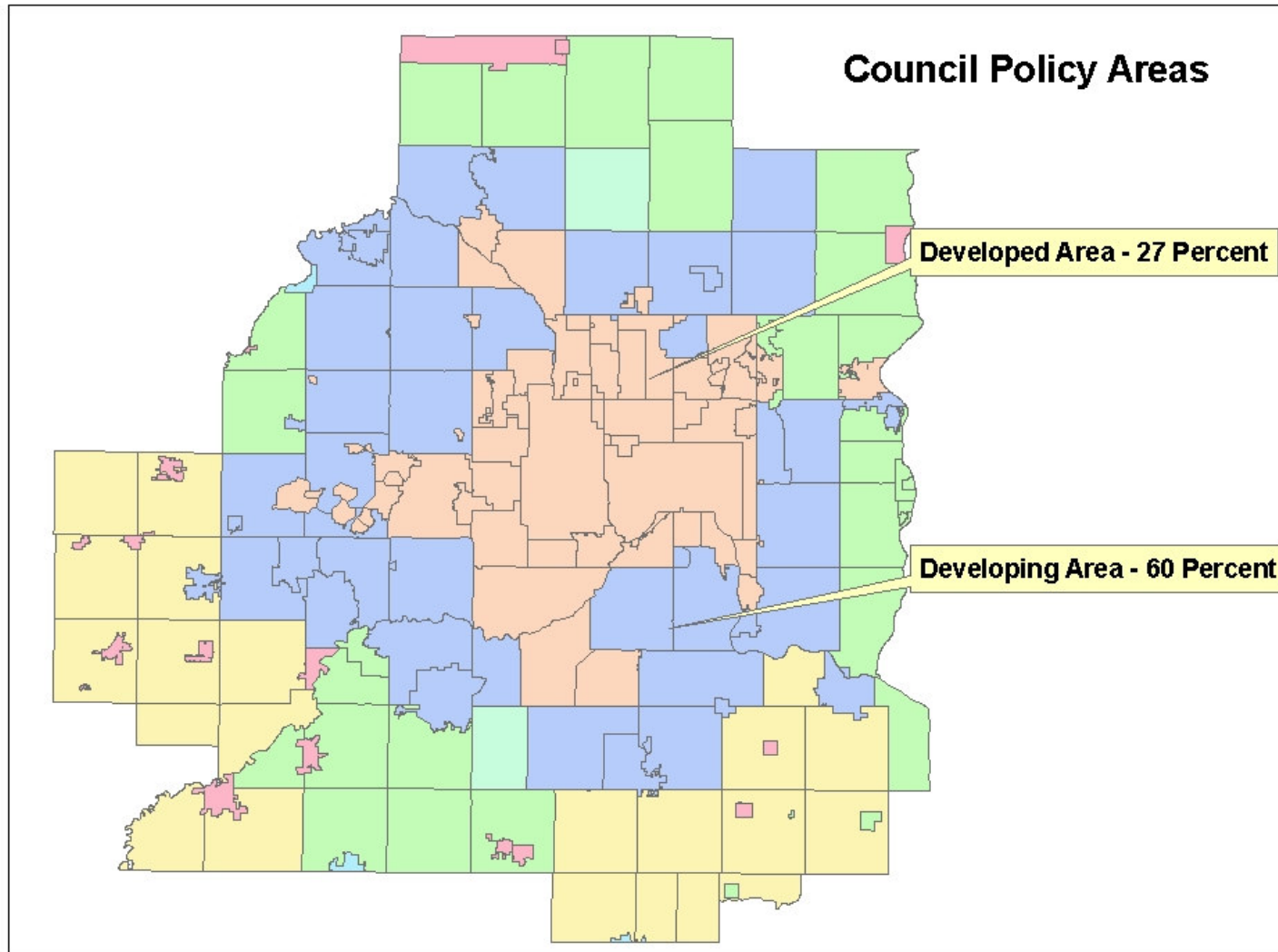


Premises Regarding the Twin Cities Area in the Next 30 Years

- 1 million more people in the 7-County Metro Area
- Growth will outpace transportation system
- Finite land supply + finite transportation system = rising land prices
- Significant redevelopment and intensification of land use in the core



Net Housing Development as a Percent of Metro Total, 2000-2030





Four Key Demographic Trends that will Shape the Region's Housing Market

- Diversification by race and national origin
- Diversification by age
- Shifting income patterns
- Diversification by household type



Four Key Demographic Trends that will Shape the Region's Housing Market

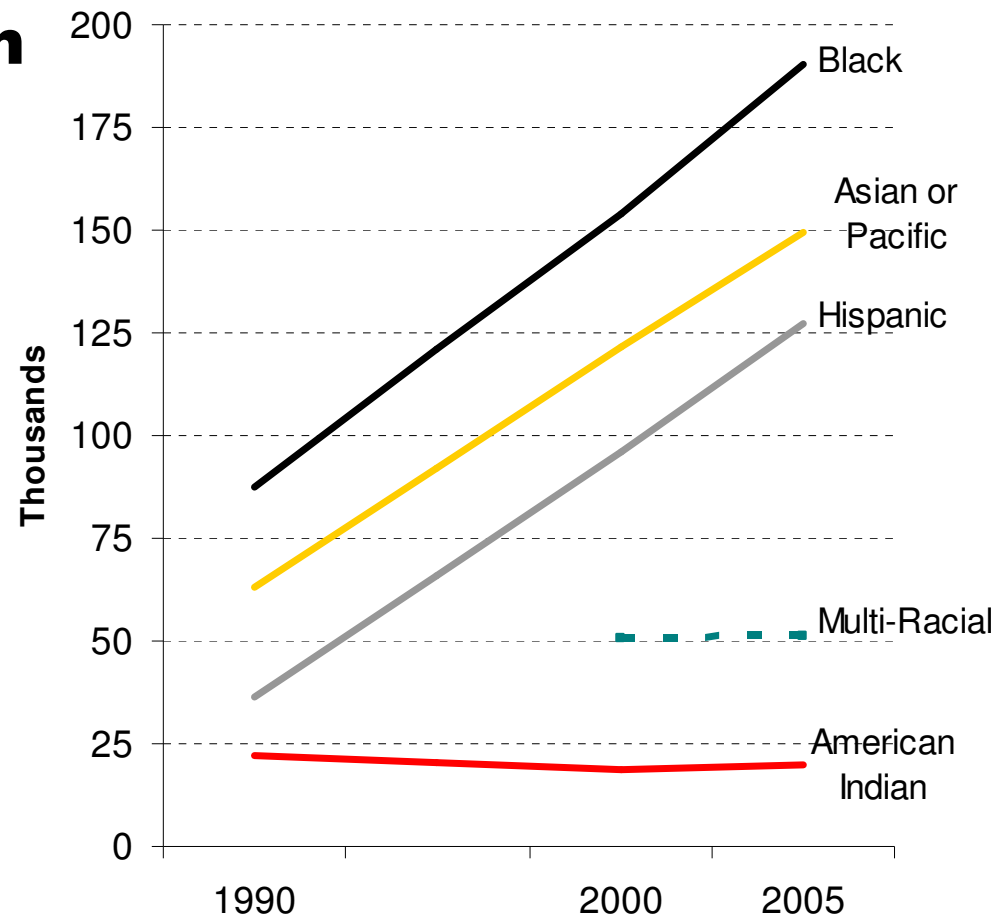
- Diversification by race and national origin



Dramatic gains in racial diversity

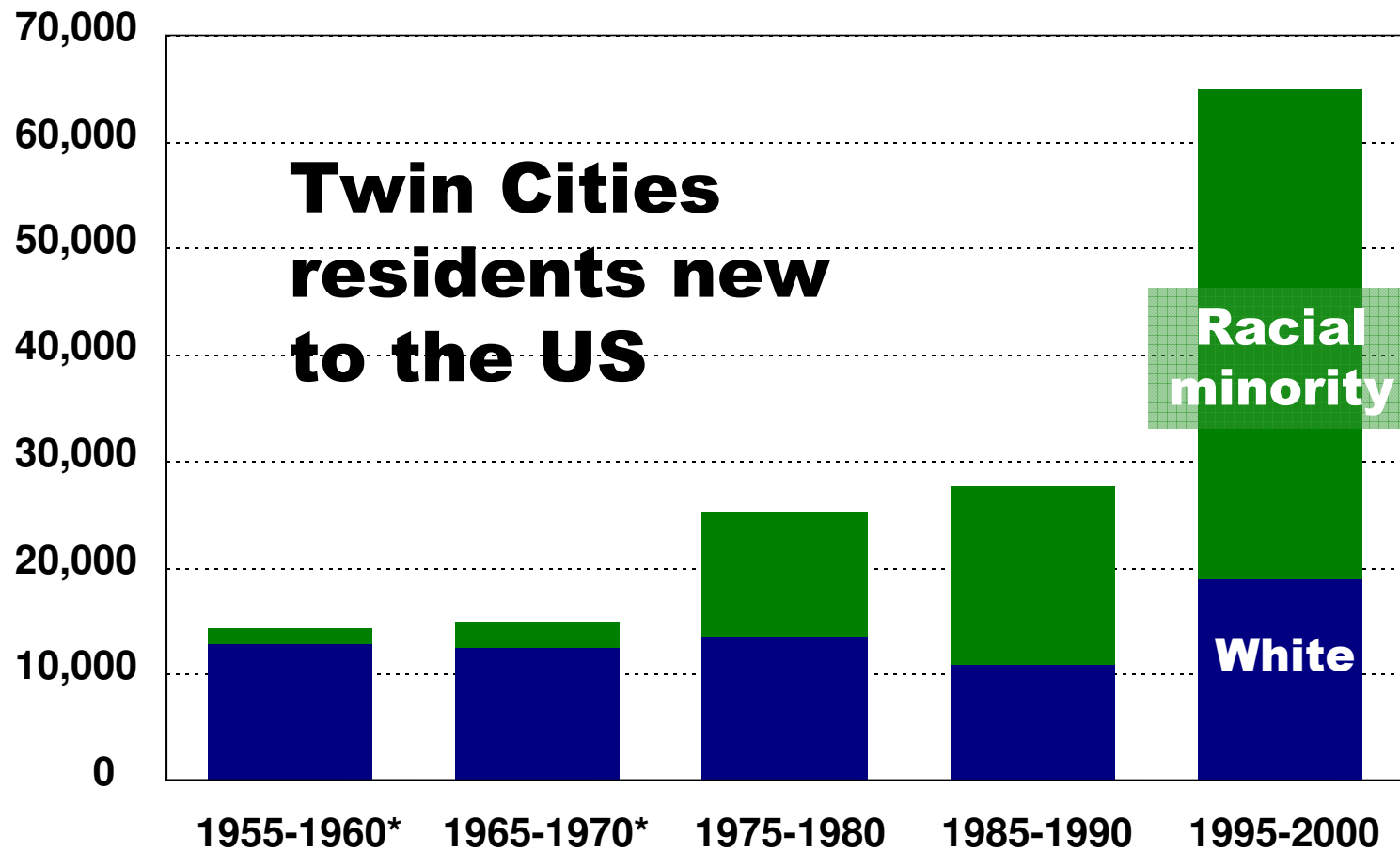
- **Minority population in Twin Cities was 538,000 in 2005**
- Minority share was 9% of region in 1990
- ... 17% in 2000
- **... 20% in 2005**

Source: Census Bureau





Immigration is a key growth component



Different attitudes, different priorities, different expectations

- Large families and extended family connections
- Imprinted by refugee experiences



Source: Edmund Sanders, LA Times



Implications

- Linguistic isolation and ethnic enclaves
- Difficult to serve – not understanding how systems/services work
- Lack of political connections and voice



Source: Edmund Sanders, LA Times



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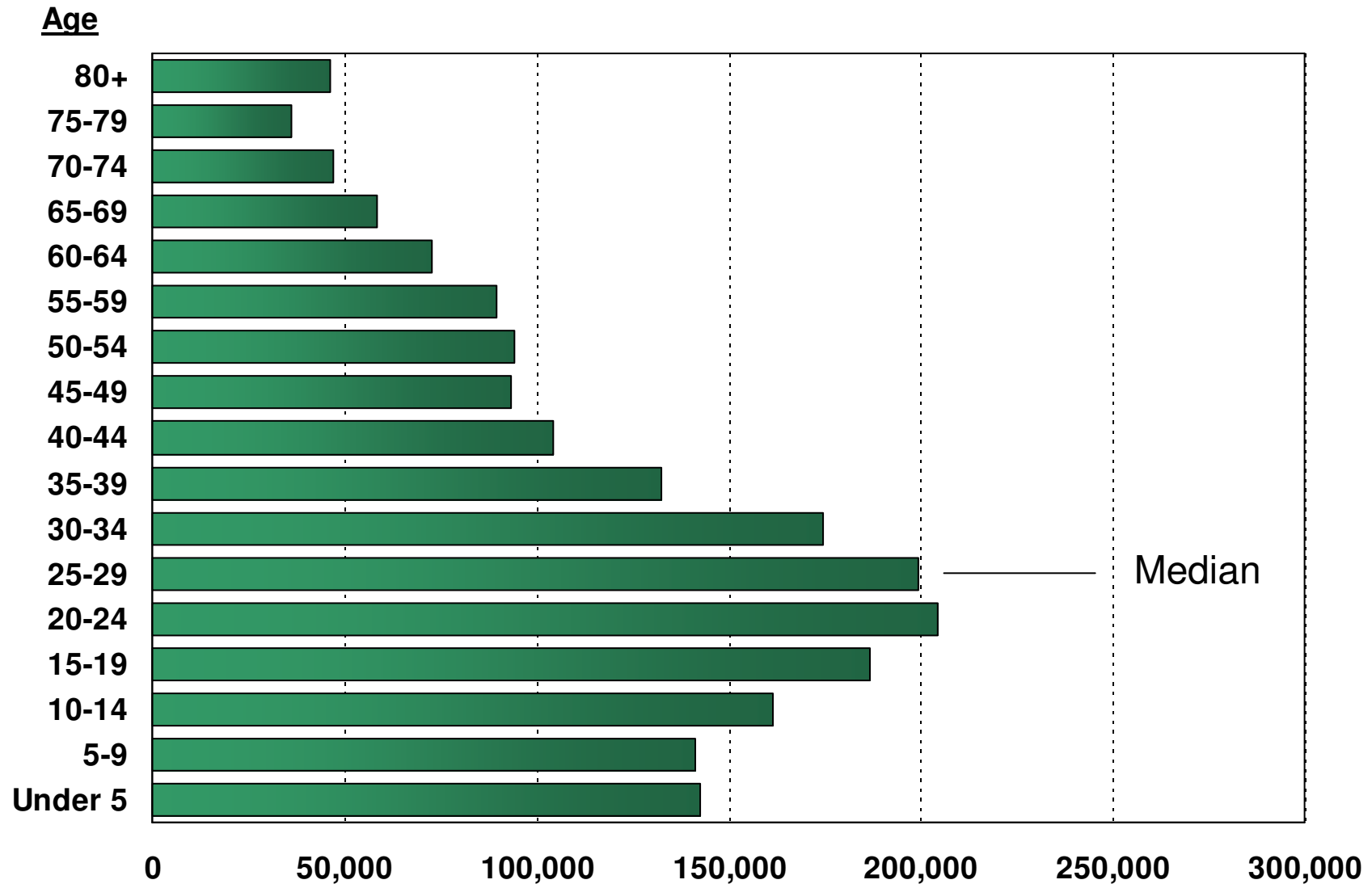


Diversification of age

- The “population pyramid” is no longer a pyramid.
 - Longer life expectancies
 - Early Baby Boomers reaching retirement age
 - Among US-born families, smaller household sizes
 - In the future, a balance of seniors, middle-aged, young adults, children

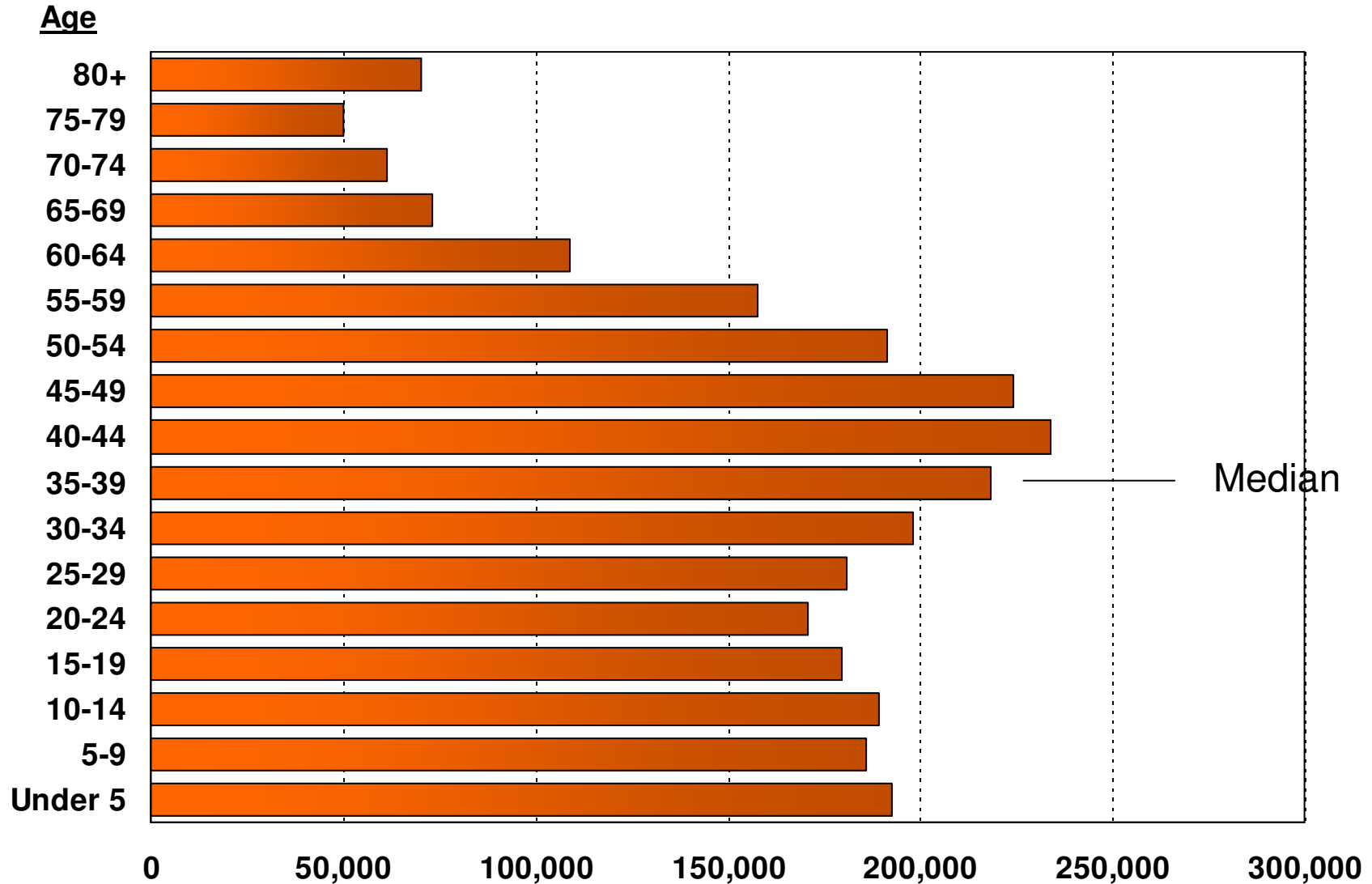


Twin Cities Region, 1980 Population by Age



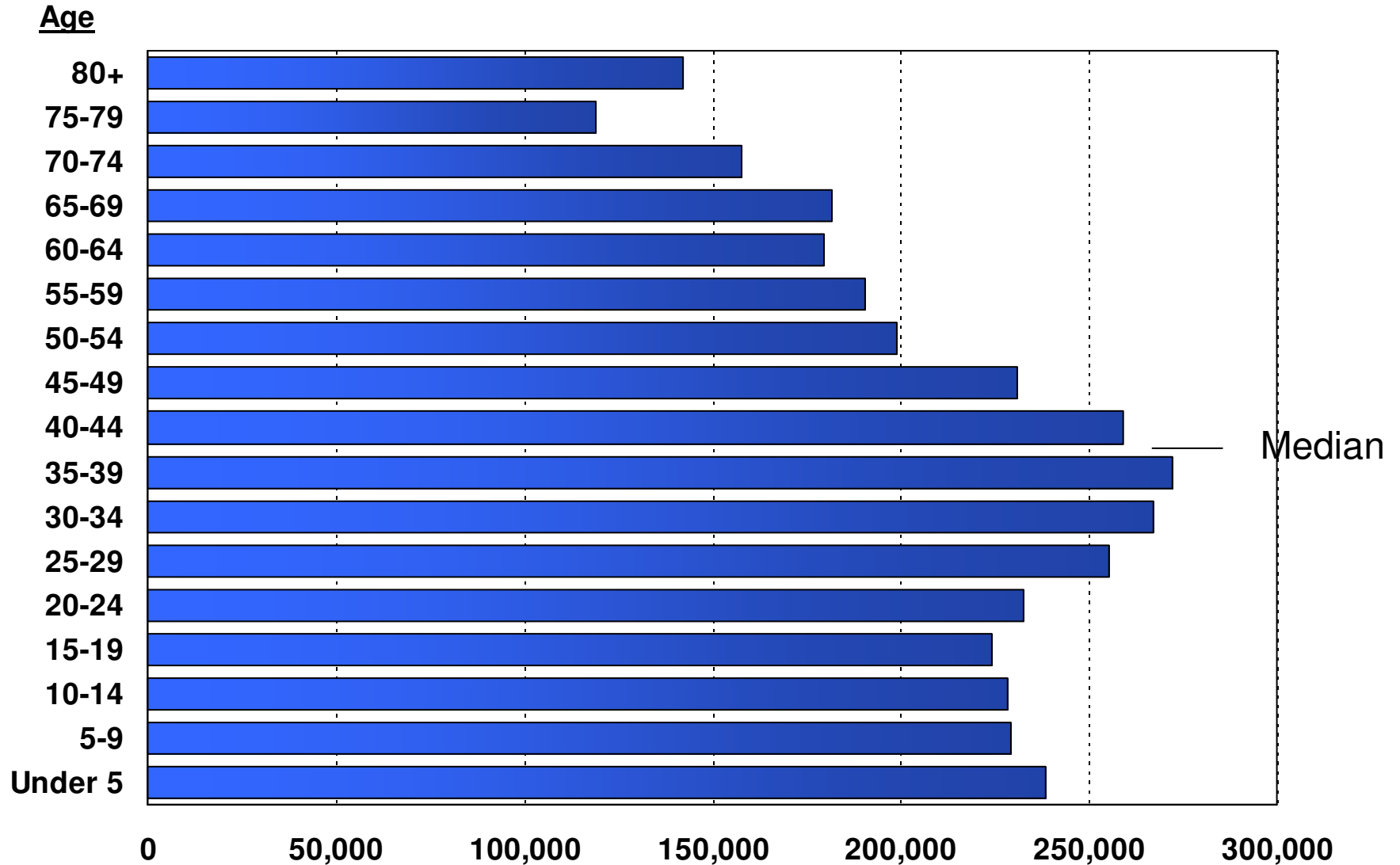


Twin Cities Region, 2005 Population by Age





Twin Cities Region, 2030 Population by Age



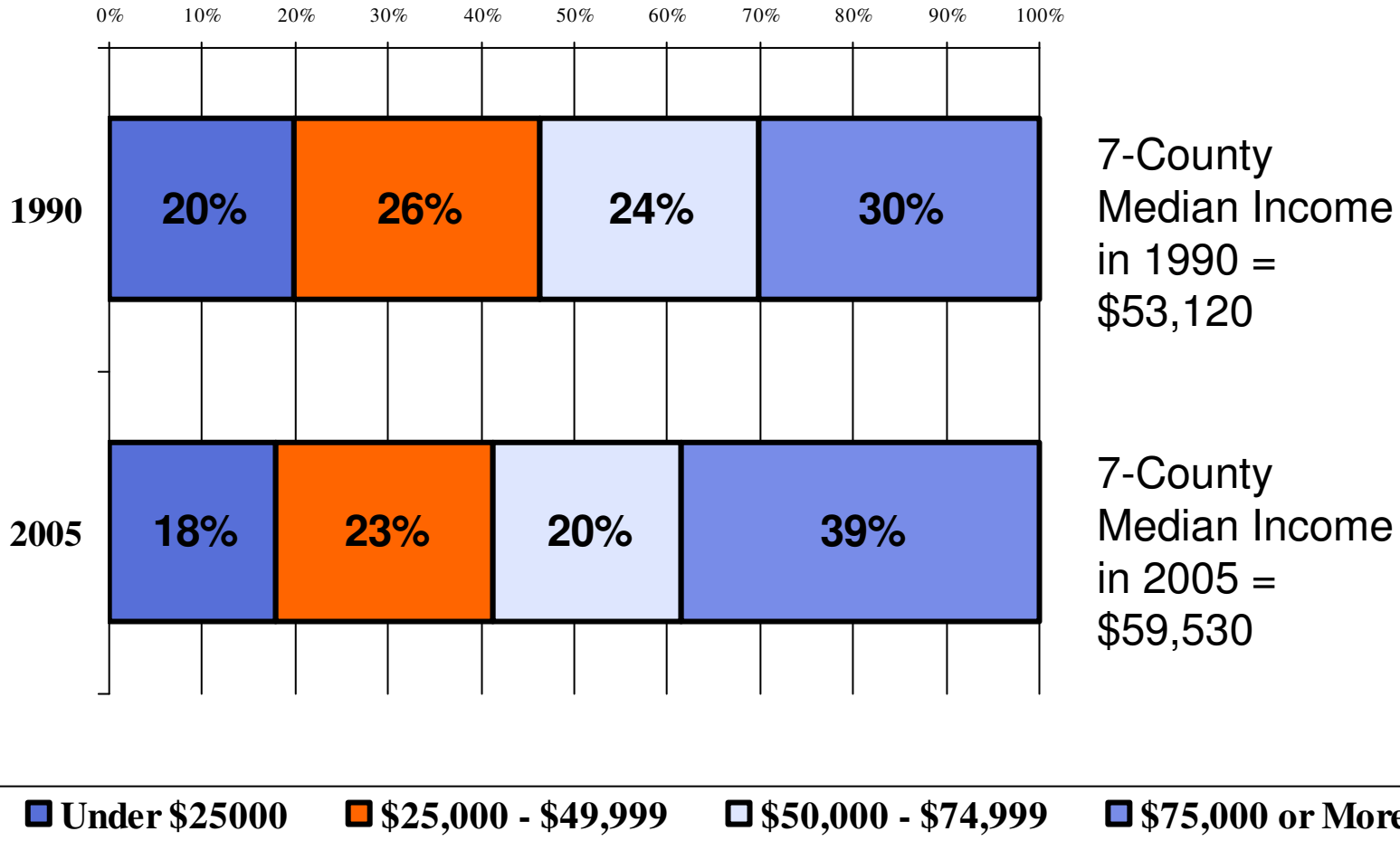


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- Diversification by race and national origin
- Diversification by age
- **Shifting income patterns**

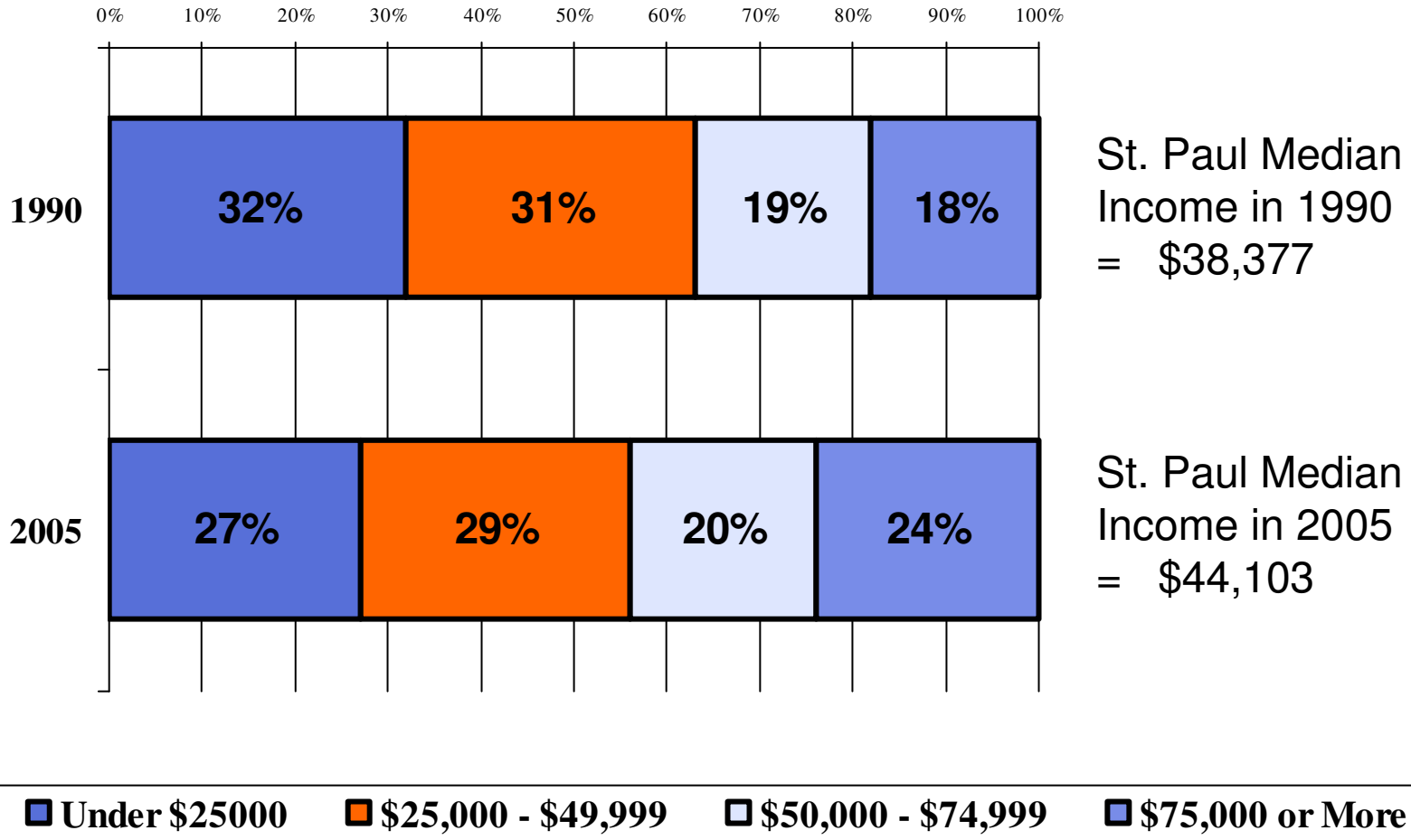


Twin Cities Metro: Households by Income Groups - In 2005 Dollars





City of St. Paul: Households by Income Groups - In 2005 Dollars





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- Diversification by age
- Shifting income patterns
- **Diversification by household type**



Diversification of household types

- In the past, nuclear families
 - 3+ kids, parents spent 1/2 of married life raising children
- Now and future...
 - 1 or 2 children most common, parents spend only 1/3 of married life raising children
 - More empty nesters
 - More widow/er households



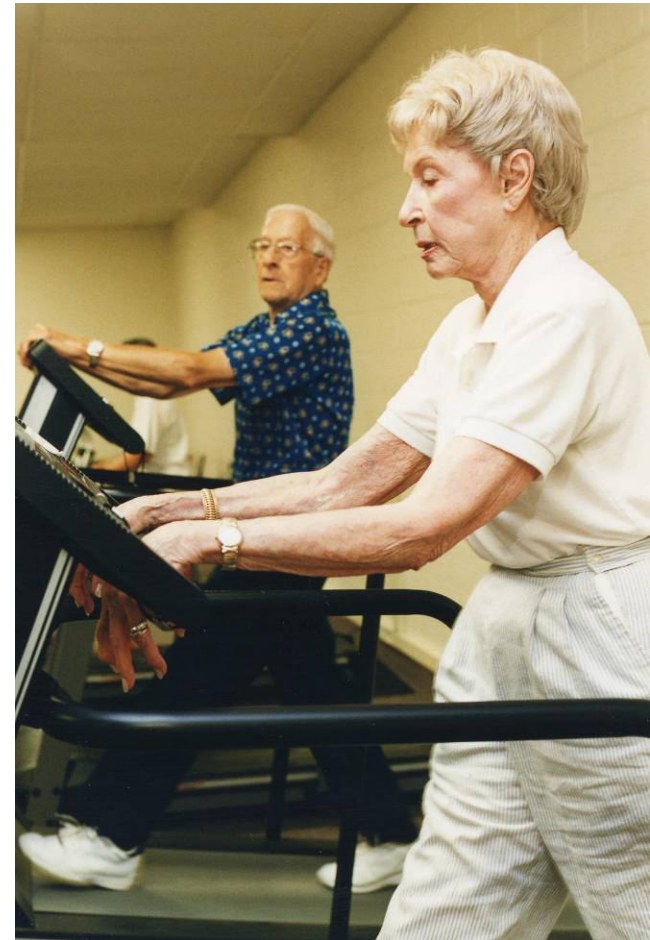
Diversification of household types – each with its own needs

- Multiple wage-earner households
- More single-parent families
- More empty-nesters
- More people living alone – particularly older seniors
- Multi-generational households – more than 2 adults, children too



Implications

- Different pattern of housing needs
- Facilities, amenities, services for the new household mix
- Design: Community orientation of services, shopping, amenities
 - Pedestrian-friendly access
- Transit/para-transit for seniors



US Census Bureau Photo Services



Regional Trends Pose Local Challenges

- Between now and 2030, 85%-98% of any metro neighborhood will turn over
- At local level, demographics don't determine housing... ***Housing determines demographics***
- Concerns about segmentation => Metropolitan Council identification of affordable housing needs
- Potential for reinvention



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How to find demographic data...

www.metrocouncil.org/metroarea/stats.htm

- Twin Cities city-level statistics

<http://factfinder.census.gov>

- Detailed Census 2000 and ACS data

www.dataplace.org

- Easy fact-finding and mapping, Census and other sources

www.education.state.mn.us/mde/Data/

- School site enrollment demographics, for monitoring of recent trends